



3 Culver Avenue, Salisbury North

Unlock the Potential

Calling all renovators, investors and buyers ready to roll up their sleeves! Packed with potential and offering plenty of space to work with, this three-bedroom home presents an exciting opportunity for those looking to renovate, restore and add value.

The home is in need of some work, but for the right buyer, the bones are here to create something special. Inside, the floorplan offers three bedrooms, a separate front lounge and a generous family and meals area adjoining the kitchen. The kitchen has received some updates over the years and provides plenty of cabinetry and bench space.

Outside is where the property continues to impress, with a large undercover verandah providing excellent entertaining space. There is also secure off-street parking with a carport and roller door, along with a substantial rear shed providing valuable storage or workshop space.

Whether you're searching for your next renovation project, looking to add to your investment portfolio or simply want a home you can transform to suit your own style, this is an opportunity with plenty of potential.

Features you'll love:

- Three bedrooms

3 1 0

FOR SALE

\$540,000 - \$560,000

VIEW

Sat 3rd Oct @ 12:05PM - 12:20PM

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Separate front lounge
- kitchen with ample storage
- Bathroom with separate shower and bath
- Separate laundry
- Large undercover outdoor entertaining area
- Secure carport with roller door
- Large rear shed/workshop
- Rainwater tank
- Established gardens

Specifications:

- CT / 5796/450
- Council / Playford
- Built / 1962
- Land / 583m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$470 to \$500 per week

Positioned in Salisbury North and within easy reach of local schools, shopping, public transport and everyday amenities, this property represents an exciting chance to secure an affordable home with plenty of scope for improvement.

To make an offer, visit the link below:

<https://www.cognitoforms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID	691EFDC
Property Type	House
Land Area	583 m2

Andrew Rose 0421 988 597

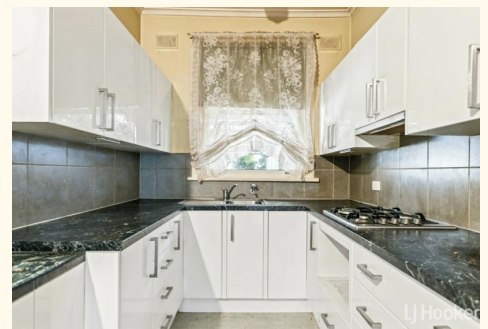
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INTERNAL - 76.2 SQM
EXTERNAL - 97.7 SQM
TOTAL - 173.9 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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